

FAUQUIER COUNTY  
DEPARTMENT OF COMMUNITY DEVELOPMENT

***CROSS CREEK SHOPPING CENTER  
PROPOSED ROAD IMPROVEMENTS***

This paper provides a breakdown of proposed road improvements associated with the Cross Creek Shopping Center project. The first section separates the improvements into those proffered with the rezoning application and those proposed as special exception conditions. The second section shows the improvements with the approval of a Costco along with those expected with an equivalently sized by-right development.

## **I. Breakdown of Improvements by Application Category**

### **Proffered with Rezoning Request**

Route 600 Frontage Improvements to include:

- commercial entrance at Cross Creek Drive,
- five-foot sidewalk, and
- right turn and left-turn lanes.

Route 600/Route 676 Improvements:

- Installation of four-way stop at Route 600/676 intersection if warranted by VDOT

Route 600/Kelly Road Intersection Improvements:

- Relocate existing power pole.
- Widen the Kelly Road approach to Route 600 for dedicated left and right turn lanes, if right-of-way can be obtained through best efforts in cooperation with County.

### **Conditioned with Special Exception Application**

Route 29/Route 600 Improvements:

- Widen Route 29/600 intersection to improve turning radius for left turns.
- Restripe Route 600 approach within existing ROW for dual left configuration.
- Extend the existing left turn lane on southbound Route 29 to increase capacity.

Cross Creek Drive/Route 29/Route 600 Improvements:

- Construct Cross Creek Drive from Route 29 to Route 600.
- Install dual left turn lanes on SB Route 29 at Cross Creek Dr.
- Relocate one existing median cross-over and close two cross-overs on Route 29.
- Install new signal @ Route 29 and Cross Creek Drive
- Modify existing entrances in vicinity of the site along Route 29 for improved access management.
- Construct 36-foot wide Interparcel Access Road connecting Cross Creek Drive to neighboring properties.

Route 600/Kelly Road Improvements:

- Relocate existing power pole and increase turning radius for right turns onto Route 600.
- Widen the Kelly Road approach to Route 600 for dedicated left and right turn lanes, if right-of-way can be obtained through best efforts in cooperation with County.

Route 600/Route 676 Improvements:

- Install four-way stop at Route 600/676 intersection if warranted by VDOT.

**CROSS CREEK SHOPPING CENTER  
PROPOSED ROAD IMPROVEMENTS  
(continued)**

**II. Matrix Identifying Difference in Transportation Improvements for the Shopping Center/Costco Special Exception vs. By-Right Development**

<b>Road Improvement</b>	<b>Shopping Center with Costco</b>	<b>By-Right Development</b>
Route 29/Route 600 Improvements:		
Widen Route 29/600 intersection to improve turning radius for left turns.	X	
Restripe Route 600 approach within existing ROW for dual left configuration.	X	
Extend the existing left turn lane on southbound Route 29 to increase capacity.	X	
Cross Creek Drive/Route 29/Route 600 Improvements:		
Construct Cross Creek Drive from Route 29 to Route 600.	X	X
Install dual left turn lanes on SB Route 29 at Cross Creek Drive.	X	X*
Relocate one existing median cross-over and close two cross-overs on Route 29.	X	X
Install new signal @ Route 29 and Cross Creek Drive.	X	X*
Modify existing entrances in vicinity of the site along Route 29 for improved access management.	X	X
Construct 36-foot wide Interparcel Access Road connecting Cross Creek Drive to neighboring properties.	X	
Route 600/Kelly Road Improvements:		
Relocate existing power pole and increase turning radius for right turns onto Route 600.	X	X**
Widen the Kelly Road approach to Route 600 for dedicated left and right turn lanes, if right-of-way can be obtained through best efforts in cooperation with County.	X	X**
Route 600/Route 676 Improvements:		
Install four-way stop at Route 600/676 intersection if warranted by VDOT	X	X**
Route 600 Improvements		
Frontage improvements, right and left turn lanes, and sidewalk along the Cross Creek side of Route 600.	X	X**

\* The timing of these two improvements for the by-right scenario is undetermined. Only a single left turn lane (with accommodation for a future additional left turn lane) is required to be constructed as part of the Cross Creek Drive improvement and the signal would not be installed until warranted by VDOT.

\*\* Assumes approval of the rezoning. These improvements would not be included for a by-right development on the existing C-2 zoned land only.